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Walter Reed

Local Redevelopment
Authority

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Agenda

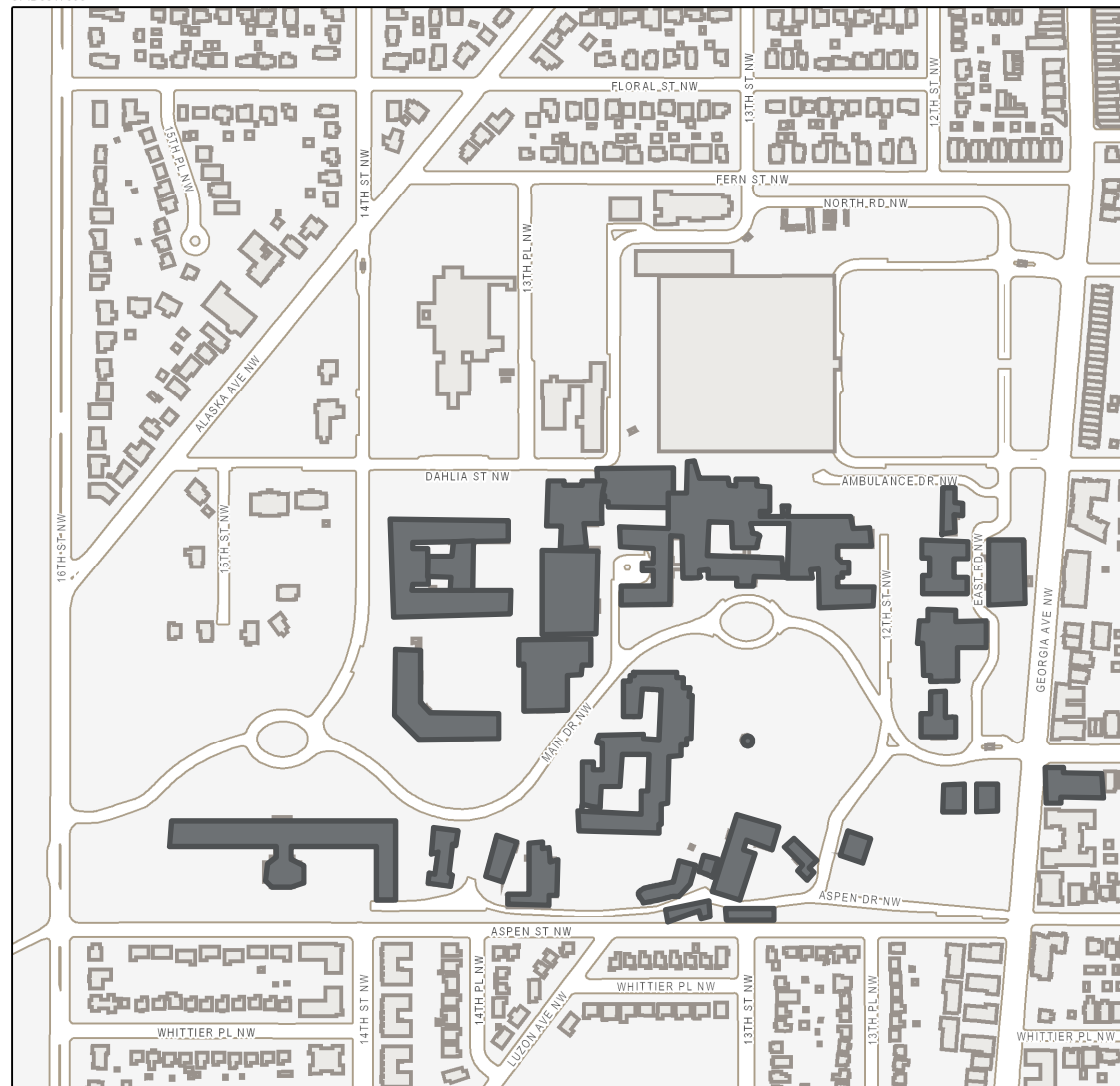
- Introductions/Welcome
- Base Realignment and Closure (BRAC) Overview/Background
- WRAMC Site Description and Environmental Condition
- WRAMC Context within Neighborhood
- Overview of NOI Application Process
- Questions & Answers
- Tours

- 113 acres
- 65 buildings
- 4.6m sq ft
- 4,159 parking spaces
- 5,630 employees



Buildings Available

- 62.5 acres
- 29 buildings
- 1.3m sq ft



BRAC Process

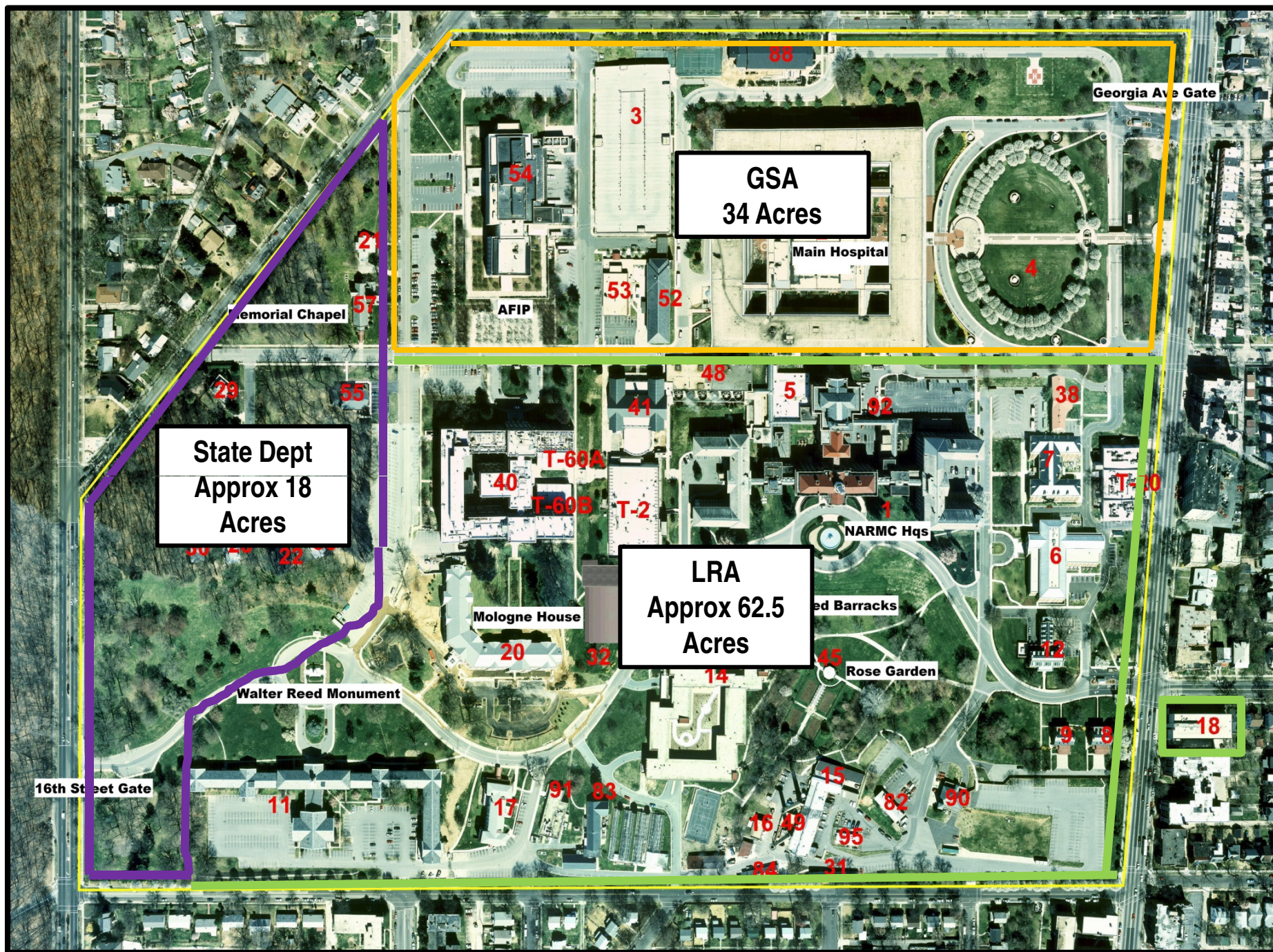
- **BRAC = Base Realignment And Closure**
 - Process by which Department of Defense (DoD) reorganizes or closes its military bases
 - 5 rounds have occurred: 1988, 1991, 1993, 1995, 2005
- **Procedure**
 - Secretary of Defense nominated list (May 2005)
 - BRAC Commission validated list for President (Sep 2005)
 - President approved list (Nov 2005)
 - Congress had 45 days to disapprove entire list (Dec 2005)
 - Did not happen, therefore list became final

Claims on Surplus Land at WRAMC

- First priority: Federal Agencies
- Second priority: Local Redevelopment Authority (DC government)

- How WRAMC surplus land played out
 - GSA claimed 34 acres
 - State Department claimed 80 acres
 - None remained for LRA

- However...
 - in March 2009, the State Department opted to turn back 62.5 of its acres claimed
 - in August 2009, the 62.5 acres cleared the Federal Registry
 - Therefore: DC now has the opportunity to commence a process to acquire the 62.5 acres



GSA
34 Acres

State Dept
Approx 18
Acres

LRA
Approx 62.5
Acres

Georgia Ave Gate

Main Hospital

AFIP

Memorial Chapel

NARMC Hqs

Mologne House

Barracks

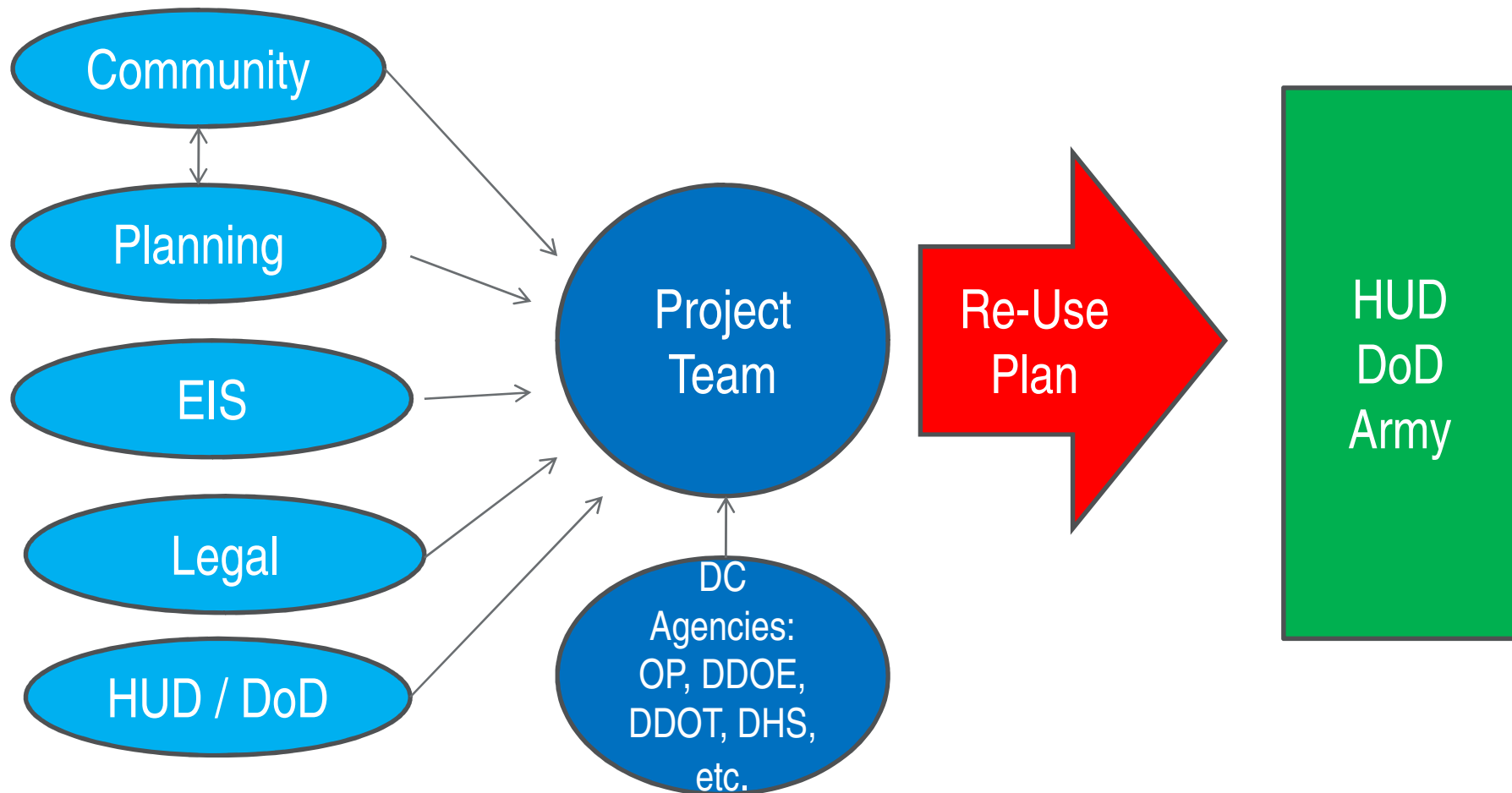
Rose Garden

16th Street Gate

Walter Reed Monument

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Public Input into Local Planning Process



Goals of the Walter Reed Re-Use Planning Process

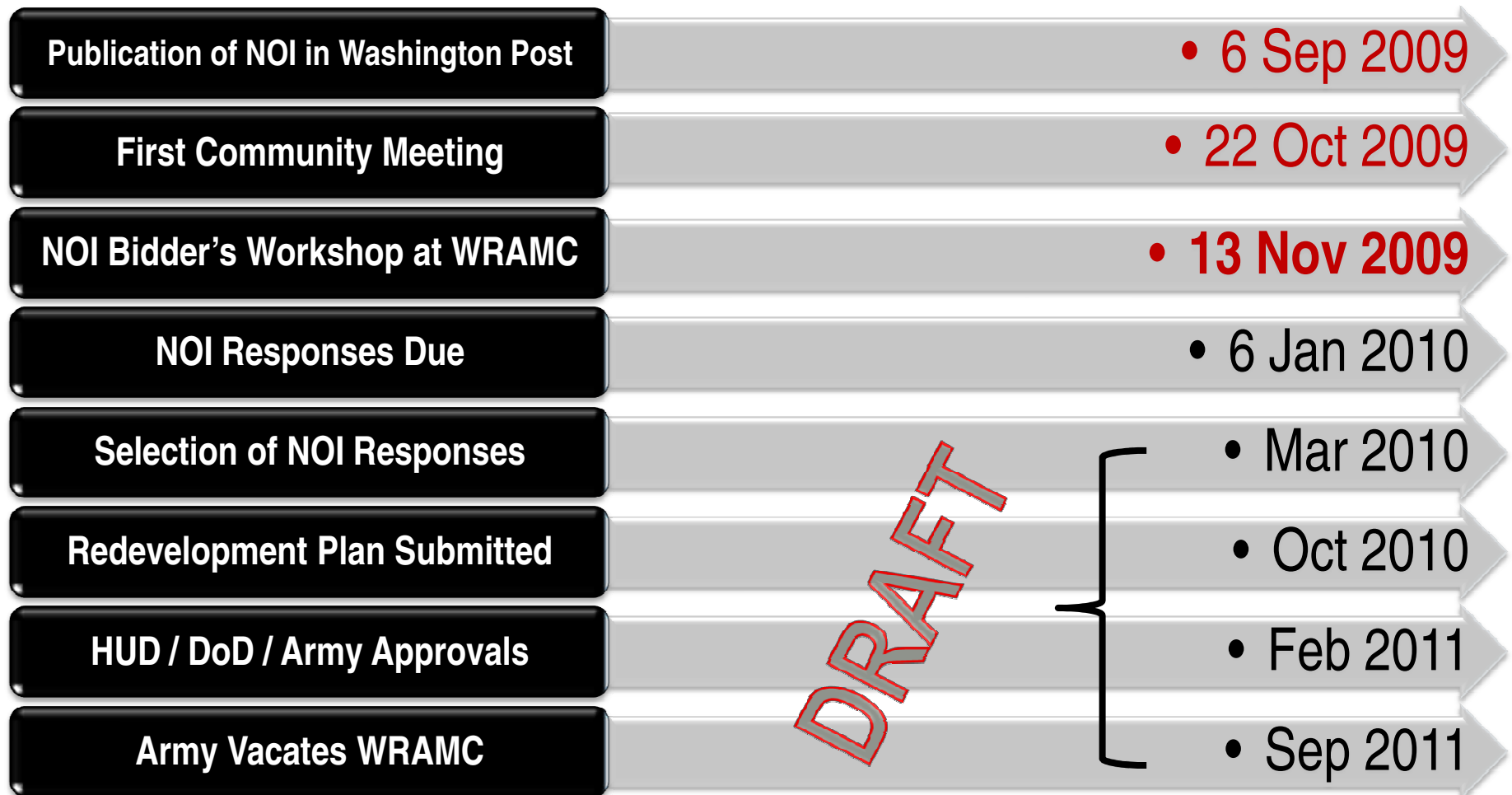
- **To mitigate the loss of jobs and revenues from the Site and on the adjacent commercial corridor** by seeking to replace uses with new employers and services who generate a high volume of employment opportunities;
- **To establish a realistic, adaptive reuse/preservation, development program and strategy** for new investment, inclusive of facilities for homeless service providers;
- **To create alternative site plans and massing scenarios** which accommodate a mix of uses and which later provide a roadmap for zoning on the Site;
- **To develop a detailed implementation strategy** that outlines the phasing for various infrastructure enhancements and proposed uses, the roles and responsibilities of public and private stakeholders, and the alternative financing strategies and tools; and
- **To quantify the fiscal and economic benefits of re-use** in new property and tax revenues; projected full time equivalent and construction jobs; estimated sales tax revenues (where possible); homeless provided for and number of potential market rate and affordable rental and ownership households created.

Walter Reed Re-Use Planning Process

- **Relevant Plans and Related Efforts**
 - Comprehensive Plan
 - Upper Georgia Avenue Small Area Plan
 - DDOT Great Streets
 - DC Transit Alternatives Analysis
- **Existing Conditions & Market Analysis**
 - Building and Path/Roadway Infrastructure
 - Historic Preservation & Adaptability
 - Interior and Exterior Environmental Conditions
 - Comparable & Area Real Estate Trends
- **Real Estate Re-use, Development & Design**
- **Implementation Strategy & Final Plan**



Milestones for Walter Reed LRA



Eligible Entities

- **Homeless Assistance Providers (HAP)**
- **Public Benefit Conveyance (PBC)**

Eligible Entities

- **Homeless Assistance Providers (HAP)**
 - Any State or local government agency or nonprofit organization that provides or proposes to provide services to homeless persons or families residing in the District of Columbia.
 - Entities that qualify as an HAP can provide, e.g.:
 - Permanent housing for the chronically homeless;
 - Last resort housing;
 - Emergency Shelter
 - Transitional housing; or
 - Ownership housing
 - Etc.

Eligible Entities

- **Homeless Assistance Providers (HAP)**
- **General Submission Requirements:**
 - Description of proposed homeless assistance program
 - Justification of the need for the program
 - Extent of coordination with other homeless service providers in the District
 - Physical requirements necessary to carry out the program:
 - Description of building,
 - Square footage needed, and
 - Specific property attributes
 - Financial plan, organizational structure and capacity, prior experience and qualifications of the organization to carry out the program
 - Estimated time frame to become fully operational

Eligible Entities

- **Public Benefit Conveyance (PBC)**
 - Qualified State and local governmental agencies and private nonprofits that will use the property for public uses.
 - Entities that qualify for a PBC can be used to provide:
 - Educational
 - Health care
 - Retain historic monuments and beautify communities
 - Park and recreational improvements
 - The intent of a PBC is to support property uses that benefit the community as a whole. A PBC can provide access to property for public and non-profit entities that may not otherwise have been able to acquire it for community uses.

Eligible Entities

- **Public Benefit Conveyance (PBC)**
- **General Submission Requirements:**
 - Description of eligibility for proposed transfer
 - Proposed use of property
 - Benefit to the community from proposed use including number of jobs
 - Physical requirements necessary to carry out the program:
 - Description of building,
 - Square footage needed, and
 - Specific property attributes
 - Financial plan, organizational structure and capacity, prior experience and qualifications of the organization to carry out the program
 - Estimated time frame to become fully operational

NOI Evaluation Criteria

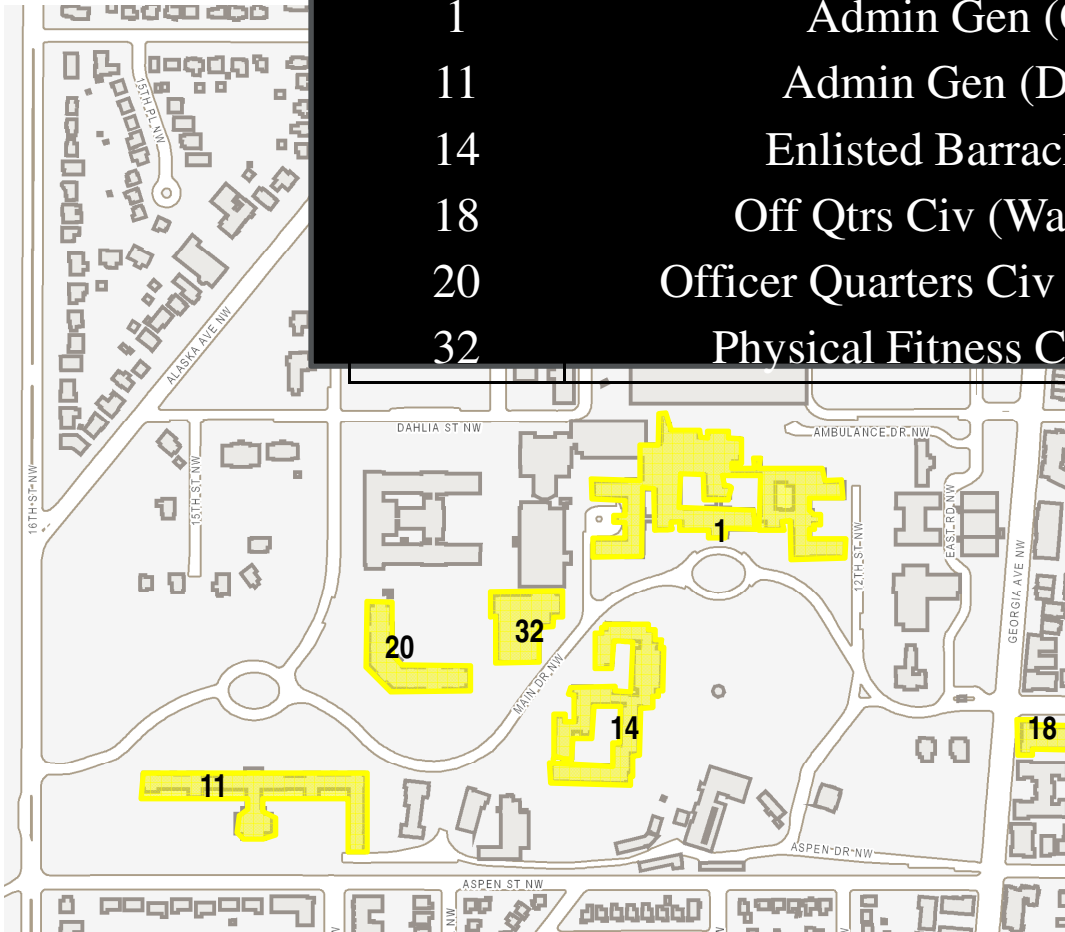
Category	NOI Evaluation Criteria	Total Points
I	<ul style="list-style-type: none"> •Organizational Profile and Capacity •Previous Experience •Comprehensive Plan 	35
II	<ul style="list-style-type: none"> •Program Need/Community Benefit 	20
III	<ul style="list-style-type: none"> •Financial Plan •Personal Property 	35
IV	<ul style="list-style-type: none"> •Consistent with Prior Planning •Compatibility 	10
	Total Score	100

NOI Evaluation Timetable

PROCESS TIMETABLE (SUBJECT TO CHANGE)	
Issuance of NOI	September 7, 2009
NOI Workshop	November 13, 2009
NOI Due Date (at 5:00 PM ET)	January 6, 2010
Determination of Completeness of Responses	January 20, 2010
Respondent Interviews (if requested)	January 20-29, 2010
Best and Final Offers (if needed)	February 3, 2010
Community Meeting/Presentation	February 2010
Selection of Respondent(s)	March 2010

Building Tour

Bldg No.	Name	SF
1	Admin Gen (Old Hosp)	55,414
11	Admin Gen (Delano Hall)	130,083
14	Enlisted Barracks (Abrams)	300,000
18	Off Qtrs Civ (Walter Reed Inn)	34,325
20	Officer Quarters Civ (Mologne House)	94,500
32	Physical Fitness Center (Wagner)	35,525



Questions

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